

**MANAGEMENT CERTIFICATE**  
**PALOMA MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Paloma Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Paloma (the "Subdivision Development").
2. The name of the Association is Paloma Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Paloma, Unit 1, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Book 9706, Pages 86 through 89 in the Deed and Plat Records of Bexar County, Texas.

Paloma, Unit 2, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Document No. 20180063337 and Document No. 2018006338 in the Official Public Records of Bexar County, Texas.

Paloma, Unit 2A, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Document No. 20200071757 in the Official Public Records of Bexar County, Texas.

Paloma, Unit 4, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 20001, Page 611 in the Deed and Plat Records of Bexar County, Texas.

Paloma, Unit 5, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 20001, Pages 220 through 221 in the Deed and Plat Records of Bexar County, Texas.

Paloma, Unit 5A, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 20001, Page 614 in the Deed and Plat Records of Bexar County, Texas.

Paloma, Unit 6, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Document No 20180039283 in the Official Public Records of Bexar County, Texas.

Paloma, Unit 6A, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 9728, Page 20 in the Deed and Plat Records of Bexar County, Texas.

Paloma, Unit 7, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 20001, Pages 324 through 325 in the Deed and Plat Records of Bexar County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Paloma Master Covenant, recorded at Document No. 20160203166 in the Official Public Records of Bexar County, Texas.

Paloma Community Manual, recorded at Document No. 2016020334 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability [Paloma Subdivision, Unit 1], recorded at Document No. 20160203346 in the Official Public Records of Bexar County, Texas.

Paloma Development Area Declaration [Paloma Subdivision, Unit 1], recorded at Document No. 20160203552 in the Official Public Records of Bexar County, Texas.

Paloma Appointment of Architectural Reviewer, recorded at Document No. 20160203553 in the Official Public Records of Bexar County, Texas.

Secretary's Certificate, recorded at Document No. 20160203813 in the Official Public Records of Bexar County, Texas.

Deed without Warranty, recorded at Document No. 20180081185 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 6], recorded at Document No. 20180043523 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 2], recorded at Document No. 20180067099 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 5], recorded at Document No. 20180127255 in the Official Public Records of Bexar County, Texas.

Memorandum of Agreement [Paloma], recorded at Document No. 20180145105 in the Official Public Records of Bexar County, Texas.

Paloma Partial Assignment of Declarant's Rights [Paloma Subdivision, Units 8-13], recorded at Document No. 20180145106 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 7], recorded at Document No. 20180167384 in the Official Public Records of Bexar County, Texas.

Memorandum of Agreement [Paloma], recorded at Document No. 20180190134 in the Official Public Records of Bexar County, Texas.

Paloma Partial Assignment of Declarant's Rights [Paloma Subdivision, Unit 3], recorded at Document No. 20180190135 in the Official Public Records of Bexar County, Texas.

Correction Special Warranty Deed, recorded at Document No. 20180227407 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 4], recorded at Document No. 20180241373 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 5A], recorded at Document No. 20180241374 in the Official Public Records of Bexar County, Texas.

Consent to and Ratification of Plat [Paloma Subdivision, Unit 6A], recorded at Document No. 20190051668 in the Official Public Records of Bexar County, Texas.

Deed without Warrant, recorded at Document No. 20190051912 in the Official Public Records of Bexar County, Texas.

Deed without Warranty, recorded at Document No. 20200071757 in the Official Public Records of Bexar County, Texas.

Deed without Warranty, recorded at Document No. 20200071758 in the Official Public Records of Bexar County, Texas.

Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 2A], recorded at Document No. 20200069467 in the Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association is:

Paloma Master Community, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00

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Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

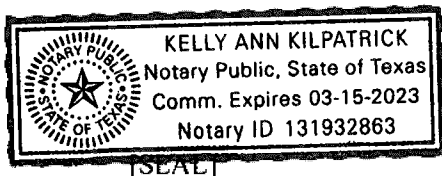
PALOMA MASTER COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Doug Pugh  
Title: Board

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Pugh, Registered Agent Paloma Master Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly Ann Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

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**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210348940  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/16/2021 9:23 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk